

# Arlington High School Building Committee

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**Meeting Date: Tuesday, April 7, pm**  
**Conducted by Remote Participation**  
**Agenda**

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1. COVID-19 Update – Skanska/Consigli

2. Skanska Update

- ◆ Vote-Early Bid Package #2 – Site work and Temp Fence

AHSBC approves Early Bid Package #2 in the Amount of \$9,070,635 as detailed in the Consigli Summary document dated 3/30/20. The scope of work includes site and temporary fencing.

- ◆ Vote-EBP #2 – Trade Bid Approval

- ◆ Process Authorization of Finance Sub-committee to approve trade bids

AHSBC authorizes the Finance Sub-committee to approve the Trade Bids for Fire Protection, Plumbing and Electrical on behalf of the committee provided that they are within the stated budget on the Consigli 3/30/20 summary document.

3. Consigli

- ◆ Parmenter Update

4. HMFH Update

- ◆ Mechanical design
- ◆ Review of Potential “add back in” items
- ◆ Design progress

5. Subcommittee Reports

- ◆ Communications
- ◆ Finance
- ◆ Interiors
- ◆ Landscape & Exteriors
- ◆ SMEFPF
- ◆ Security
- ◆ Temporary Use/Phasing

6. Meeting Schedule

- ◆ Potential Dates: April 21, 22, 23, 2020

7. Approval of Minutes

- ◆ February 24, March 3 & 24, 2020

8. . New Business

Members of the public are asked to send written comment to [ktassone@arlington.k12.ma.us](mailto:ktassone@arlington.k12.ma.us). Documents regarding agenda items will be made available via the Town's website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

Join Zoom Meeting

<https://zoom.us/j/3448232175>

Meeting ID: 344 823 2175

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OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS  
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

**WHEREAS**, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

**WHEREAS**, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

**WHEREAS**, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

**WHEREAS** section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

**NOW THEREFORE**, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

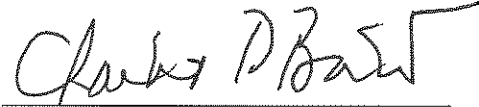
(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.



Given in Boston at 6:40 PM this 12th day of  
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive, flowing style. The first name "Charles" is written in a more formal cursive, while "D. Baker" is more abbreviated and stylized. The signature is positioned above a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts

Project: **Arlington High School - EBP#2**  
 Location: **Arlington , MA**  
 Date: **3/30/2020r**  
 Proposal: **Budget**



Gross Area (SF):

CSI	DESCRIPTION	EBP #2 Estimate	Current Budget 03/30/20	Subcontractor
21.01	FIRE PROECTION (TS)	172,581		Public opening 04/09
22.01	PLUMBING (TS)	104,528		Public opening 04/09
26.01	ELECTRICAL (TS)	319,577		Public opening 04/09
31.01	SITework	8,203,300	8,195,000	
31.21	TEMPORARY FENCE	272,060	184,330	
<b>Sub Total of Trades</b>		<b>9,072,046</b>	<b>8,379,330</b>	
1.4% of non-trades	Subcontractor Default Insurace	118,655	117,311	
6.00%	Design & Estimating Contingency (\$150K allocated to Sitework)	394,323	352,760	
1.00%	Escalation	-	-	
<b>Sub Total</b>		<b>9,585,024</b>	<b>8,849,400</b>	
LS	General Conditions	-	-	
LS	General Requirements			
	P&P Bond			
	Builder's Risk			
1.20%	General Liability Insurance			
		<b>9,585,024</b>	<b>8,849,400</b>	
2.50%	Construction Contingency	239,626	221,235	
2.00%	Fee			
<b>TOTAL COST</b>		<b>9,824,649</b>	<b>9,070,635</b>	

# PARMENTER SCHOOL STATUS REPORT - BUILDING COMMITTEE MEETING

## OVERVIEW

- 1 Site perimeter fencing & mobilization has been completed
- 2 Demolition and abatement work is underway throughout
- 3 Removal of FOT sand and CMU enclosure to be complete w/o 4/6
- 4 Emergency egress stair tower has been installed
- 5 Project Buyout status app. 99 % bought out

## SUMMARY

- 1 Elevator package was released for fabrication 3/24
- 2 New Fuel Oil Tanks have been released for fabrication 4/2
- 3 Mechanical room/basement excavation for new foundations scheduled to begin w/o 4/6
- 4 1<sup>st</sup> and 2<sup>nd</sup> floor slab demolition for elevator/lift scheduled for w/o 4/6
- 5 Temporary shoring of existing slabs to be installed w/o 4/6
- 6 Select demolition of floors 1-4 ongoing thru w/o 4/13
- 7 Site work mobilization to begin upon receipt of soil testing

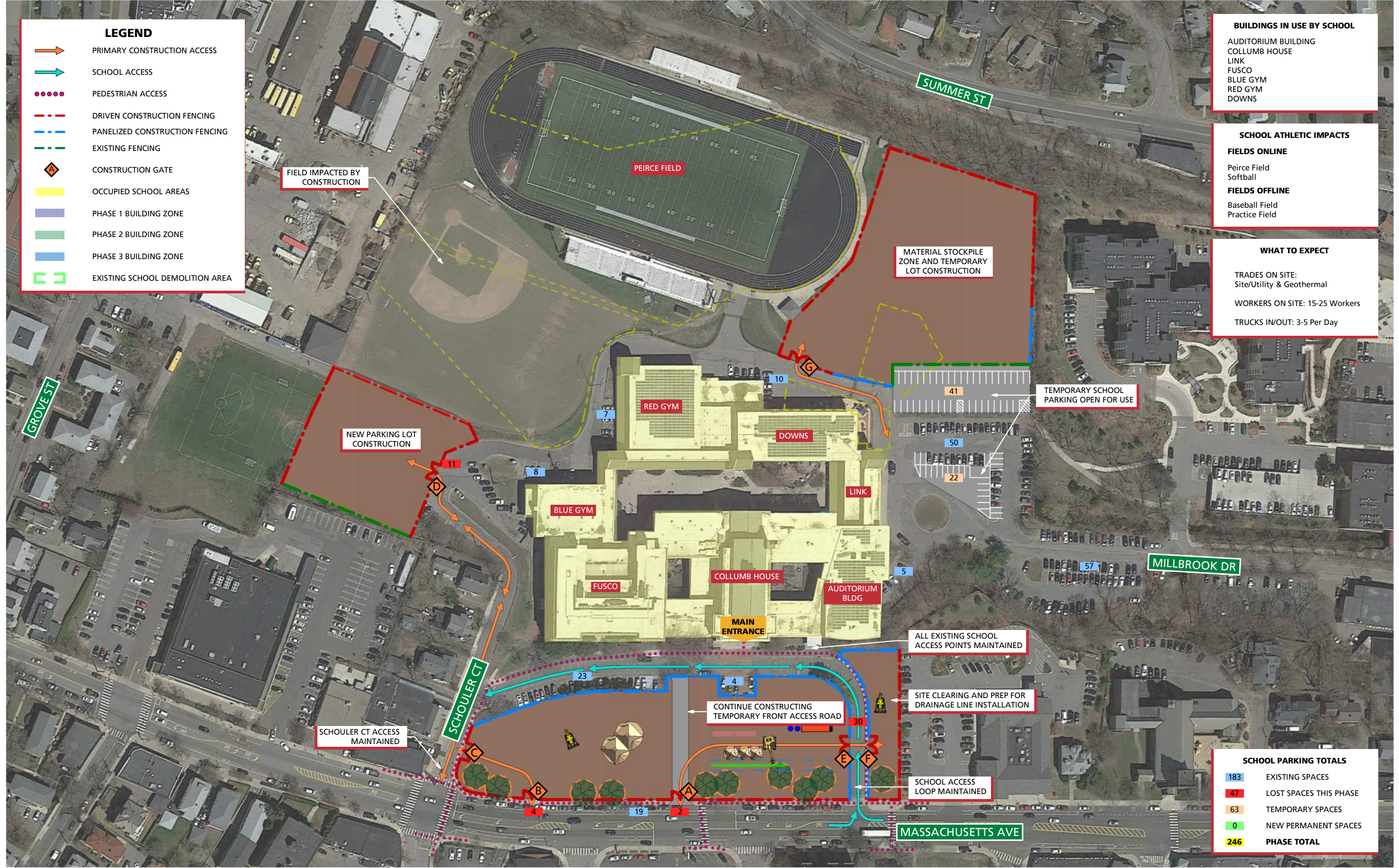
## PROGRESS PHOTOS



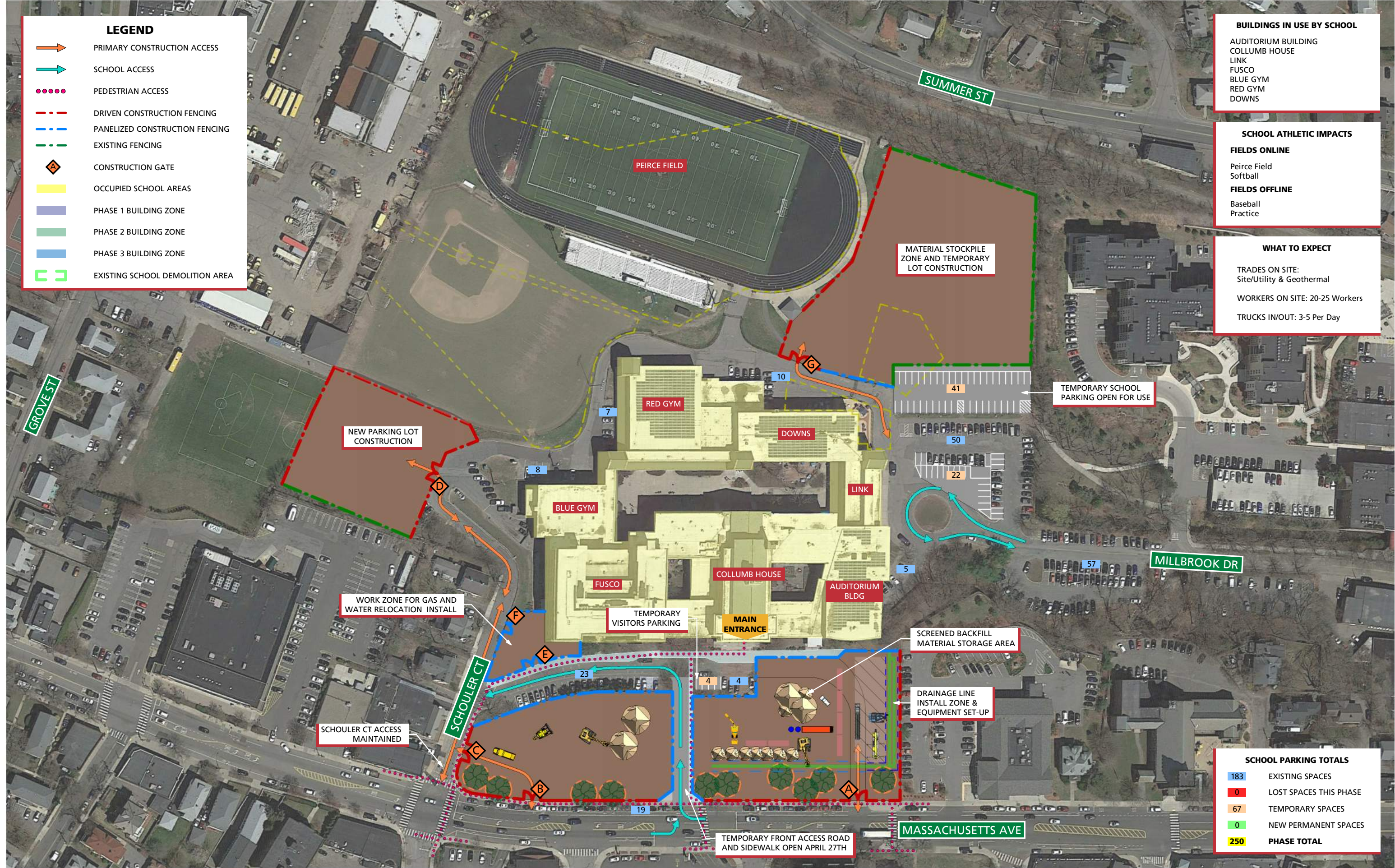














**LEGEND**

- PRIMARY CONSTRUCTION ACCESS
- SCHOOL ACCESS
- PEDESTRIAN ACCESS
- DRIVEN CONSTRUCTION FENCING
- PANELIZED CONSTRUCTION FENCING
- EXISTING FENCING
- CONSTRUCTION GATE
- OCCUPIED SCHOOL AREAS
- PHASE 1 BUILDING ZONE
- PHASE 2 BUILDING ZONE
- PHASE 3 BUILDING ZONE
- EXISTING SCHOOL DEMOLITION AREA

**BUILDINGS IN USE BY SCHOOL**

- AUDITORIUM BUILDING
- COLLUMB HOUSE
- LINK
- FUSCO
- BLUE GYM
- RED GYM
- DOWN

**SCHOOL ATHLETIC IMPACTS**

**FIELDS ONLINE**

- Peirce Field

**FIELDS OFFLINE**

- Baseball
- Softball
- Practice

**WHAT TO EXPECT**

TRADES ON SITE: Site/Utility, Geothermal & Concrete

WORKERS ON SITE: 25-30 Workers

TRUCKS IN/OUT: 5-8 Per Day

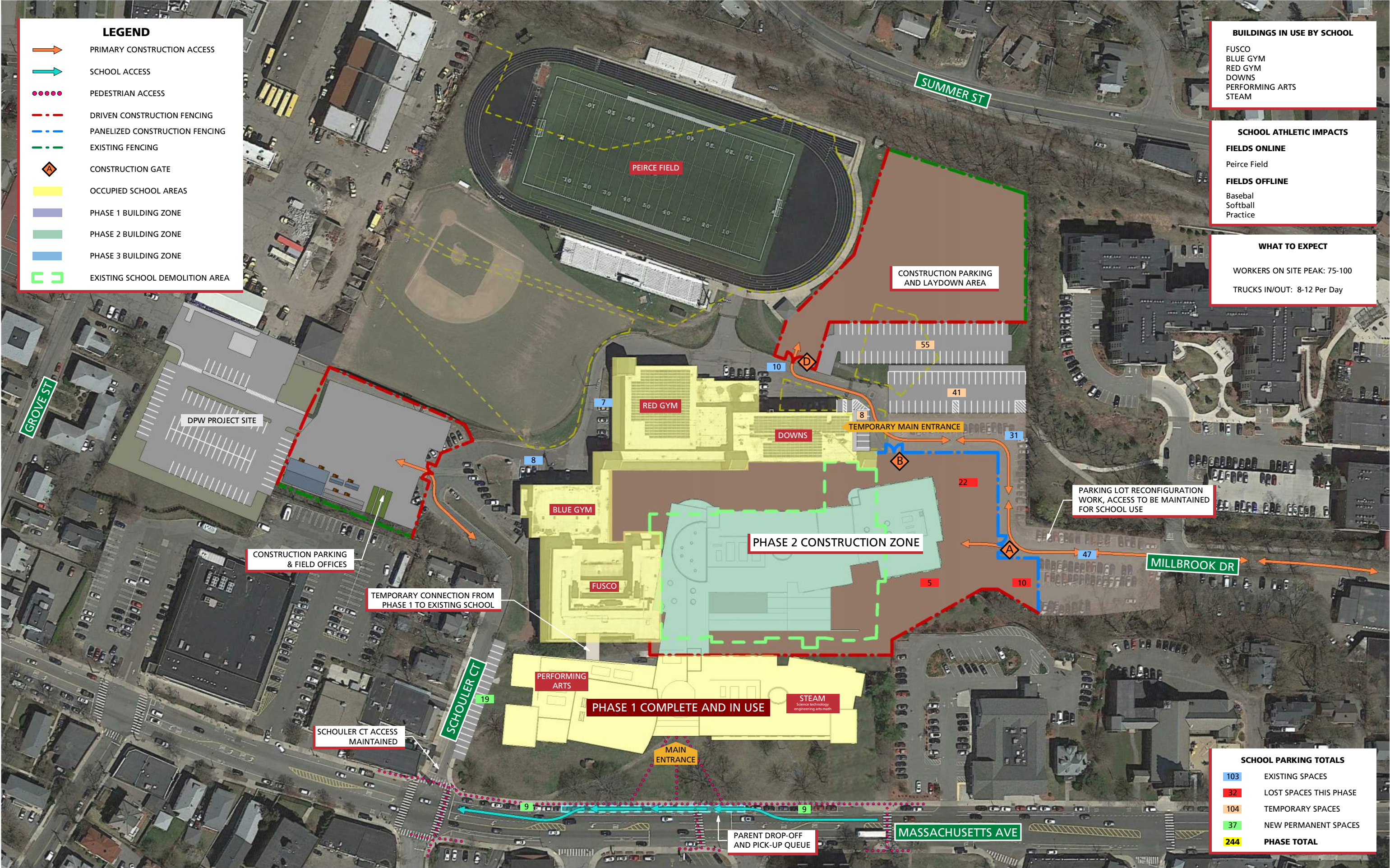
**SCHOOL PARKING TOTALS**

Category	Count
EXISTING SPACES	128
LOST SPACES THIS PHASE	53
TEMPORARY SPACES	63
NEW PERMANENT SPACES	0
OFFLINE FOR SUMMER	25
<b>PHASE TOTAL</b>	<b>170</b>

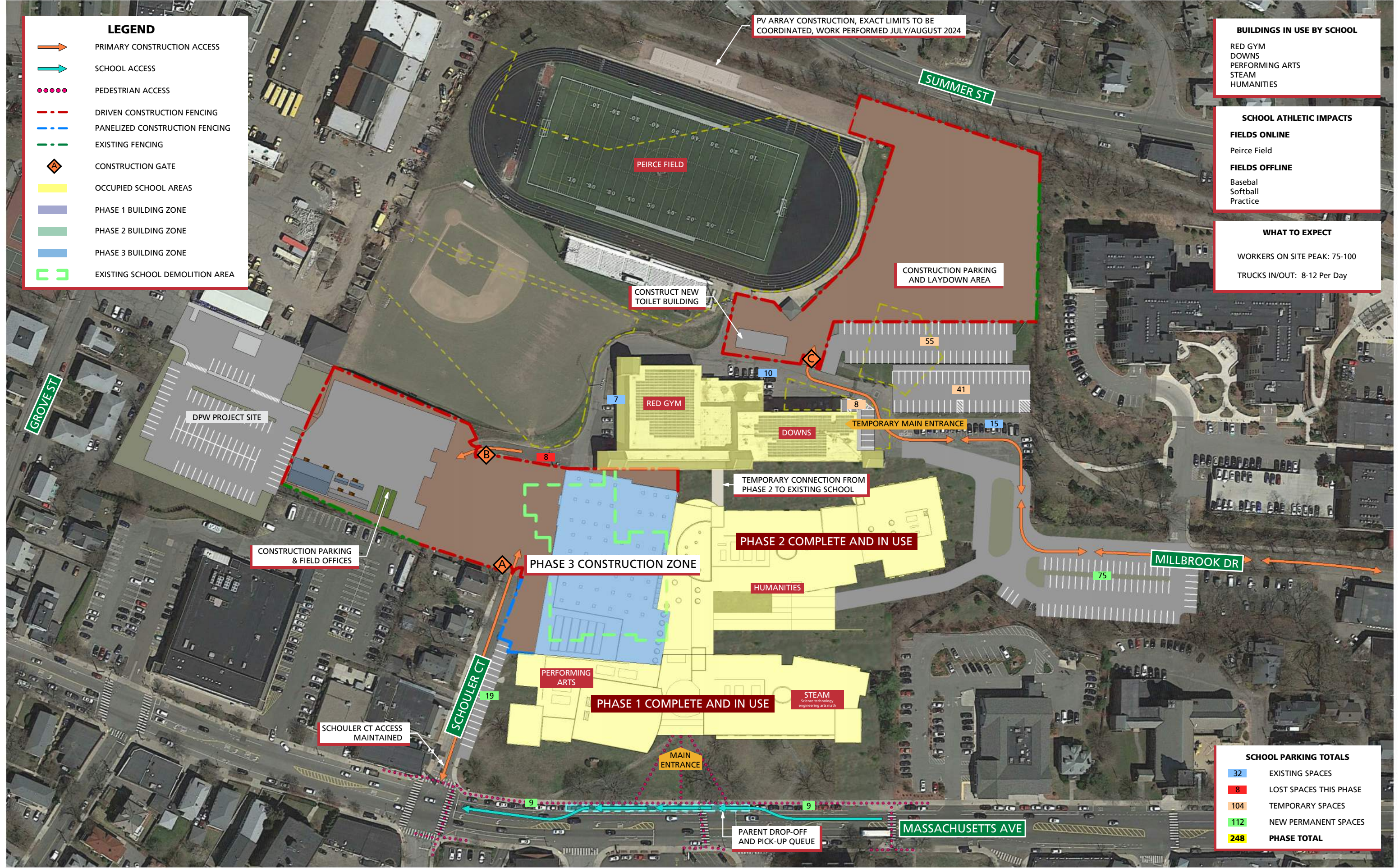


























Mass Ave Elevation *from 2.25.20 meeting*







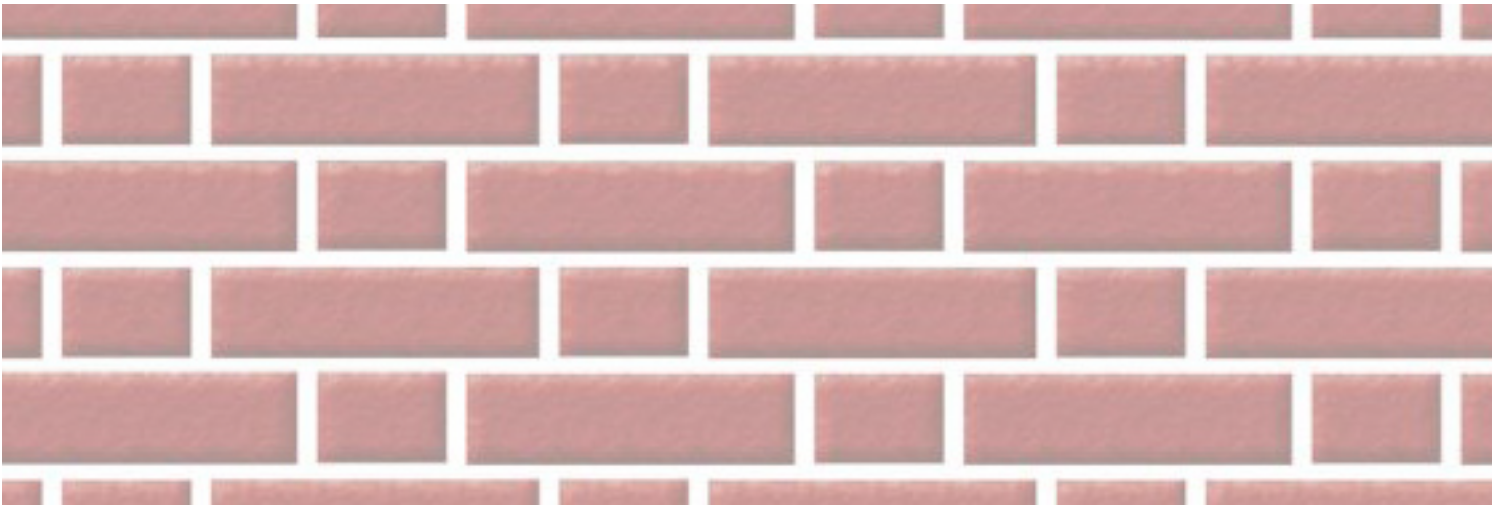
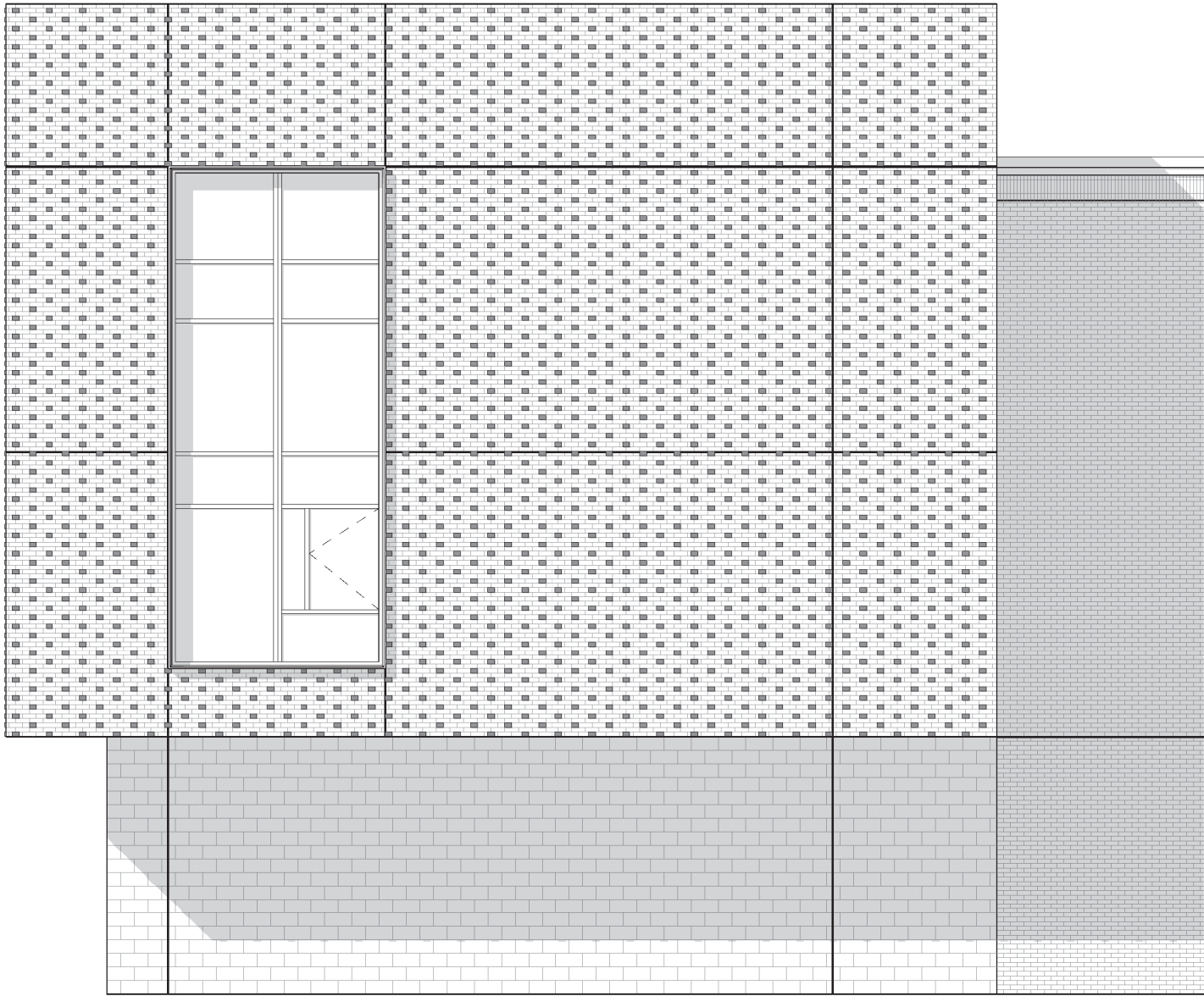


Humanities Wing- Typical Classroom Window Option B





Brick Pattern at Corner Pop-outs



4.7.20



*Option A- Continuous field  
Projected brick-FLEMISH BOND*

ARLINGTON HIGH SCHOOL



## Brick Pattern- Southwest Corner





## Brick Pattern- Southwest Corner





## Brick Pattern- Northwest Corner





## Brick Pattern- Northeast Corner





## Brick Pattern- Southeast Corner





Pre-School & District Admin- View from North





Pre-School & District Admin- View from Northeast





Pre-School & District Admin- View from Southeast







<b>Arlington High School</b>				
<b>VE List DRAFT</b>				
<b>VE List (from previous VE List)</b>		<b>DD Estimate</b>	<b>CD Costs TBD</b>	<b>Notes</b>
1	Replace artificial turf w natural turf (add in irrigation)	1,597,462		ALL VE ITEMS PREVIOUSLY REJECTED
2	Eliminate amphitheater	158,914		
3	Eliminate all irrigation	171,750		
4	Change brick to CMU- version 1B	170,658		
5	Eliminate catwalk at Black Box	94,200		
6	Tile on wet walls only in shared/student toilet rooms	238,477		
7	Eliminate PV infrastructure at west parking lot	74,874		
8	Eliminate gas service to science labs	182,809		



<b>Arlington High School</b>			
<b>Add-back-in List DRAFT</b>			
	<b>Suggested Sustainability-Related Items</b>	<b>DD Estimate</b>	<b>CD Costs TBD Notes</b>
1	Infrastructure for PV to be installed at north bleachers	57,750	Currently an Alternate; Ameresco analysis
2	PV installed over RTUs at roof	-	Ameresco analysis
3	Additional insulation at exterior walls of Athletics & Perf Arts wings	222,045	energy modeling
4	Triple pane glazing at North side	384,720	energy modeling
5	Bi-digester	-	
	<b>Suggested Other Items</b>	<b>DD Estimate</b>	<b>CD Costs TBD Notes</b>
1	Exterior CMU patterning/varied sizes at Amphitheater courtyard	-	
2	Exterior CMU patterning/varied sizes at Preschool	-	
3	Change second floor central spine flooring from polished-stained concrete to terrazzo	255,178	Currently an Alternate
4	Add wood paneling at Main Lobby at Auditorium & Black Box	-	
5	Increase corridor wall tile height from 5'-0" to 7'-0"	286,235	
	<b>Current Alternates List</b>	<b>DD Estimate</b>	<b>CD Costs TBD Notes</b>
	SITE		
1	Sports field lighting poles, lights, & wiring	996,000	
2	Baseball & softball warm up bullpens	51,405	
3	Baseball & softball batting cages	104,240	
4	Sports field Maroon Monster	56,000	
5	MM Bikeway connector ramp	603,648	
6	Traffic light at Mill Street	350,000	
7	Increase wood seating at East courtyard by 2 tiers	39,860	
	INTERIOR		
8	Change fixed glass wall to include a portion of glass folding wall	34,200	

Arlington High School Building Committee Meeting

Tuesday, February 24, 2020

AHS-School Committee Room-Sixth Floor 6:30 pm

Present: Jeff Thielman, School Committee Representative, Chair  
Kathleen Bodie, Superintendent, Co-vice chair  
Adam Chapdelaine, Town Manager, Co-vice chair  
Kirsi Allison-Ampe, School Committee Representative  
Francis Callahan, Community Member Representative  
John Cole, Chair, Permanent Town Building Committee  
Tobey Jackson, Community Member Representative  
Matthew Janger, AHS Principal  
Ryan Katofsky, Community Member Representative (absent)  
Brett Lambert, PTBC Representative (absent)  
Kate Loosian, Community Member Representative  
Michael Mason, APS Chief Financial Officer  
William McCarthy, AHS Assistant Principal  
Judson Pierce, Community Member (absent)  
Sandy Pooler, Deputy Town Manager  
Paul Raia, Disabilities Commission Representative (absent)  
Brian Rehrig, Capital Planning Committee Member (absent)  
Amy Speare, Community Member Representative  
Shannon Knuth, Teacher Representative (absent)  
Kent Werst, Teacher Representative (absent)  
Avery Spellmeyer, Student Representative (absent)

Also Present: Jim Burrows, Victoria Clifford, Skanska Inc.  
Lori Cowles, Arthur Duffy, Melissa Greene, HMFH Architects, Inc.  
John LaMarre, Todd McCabe, Consigli Construction Company

Call to order: 6:00 p.m.

**Public Participation**

None

**Parmenter Budget Review**

- Adam Chapdelaine thanked the group for meeting on short notice and explained that the meeting was requested by the AHSBC Finance Subcommittee to review the Parmenter budget and to come to a decision on how to proceed.
- The ASHBC Finance Subcommittee explained that they intend to propose a motion to transfer funds from the owner's contingency or other appropriate line item to cover costs beyond the current Parmenter budget.

- Skanska added that the SBC will need to approve the HVAC and the Electrical bid in order to hold the Parmenter schedule.
- Skanska provided a Parmenter GMP memo that described all overages.
- Skanska proposed following the AHSBC Finance Subcommittee's motion to transfer funds from the owner's contingency or other appropriate line item to cover costs beyond the current Parmenter budget.
- Skanska explained that the next step will be for the AHSBC Finance Subcommittee to review the Owner's Contingency budget further.

### **Consigli Update**

- Consigli walked the committee through the Parmenter budget summary.
- Consigli explained that there was a \$450,000 delta between the budget and the bid results.
- Consigli explained that the AHSBC Finance Subcommittee decided to reject all painting bids and carry a painting allowance for the same scope of work.
- Consigli explained that they were looking for approval on the overall Parmenter budget at this meeting and that they would work to negotiate down non-trade bids and perform VE exercised with all bidders to reduce the budget down \$375,000.
- Consigli explained that they are working with the town to reduce Builder's Risk. The Town may be able to procure a Rider Agreement which would be less costly.
- The committee asked what factors resulted in the budget overage.
- Project team explained:
  - o 1. Relocation of the elevator in compliance with historic commission
  - o 2. Owner added scope
  - o 3. Added scope from development of drawings
- Committee member asked, how much of the \$450,00 were scope changes?
  - o Delta of \$3750,000
    - \$125K - elevator change
    - \$30k - owner added scope
    - Plywood enclosures at urinals
  - o \$220K Added scope from development of drawings:
    - HVAC
    - Electrical
    - Site Work
- Committee member asked how obliged are we to keep the changes from the historical commission requested.
  - o Consigli answered that the Historical Commission is an approval process for the building permit, so we need to adhere.
  - o Adam Chapdelaine explained that Parmenter is in a historic district, it is not a historic building.
- Committee member asked if there was savings in sitework.
  - o Consigli explained that they moved \$10K of the \$21K in landscape scope to the sitework scope as the Arlington DPW agreed to take over landscaping at Parmenter.
- Committee member asked why roofing and hardware bids came in high.
  - o Consigli explained that the elevator move made the roofing scope more difficult, and added more hardware to the scope
- Kate Loosian expressed concern that the painting allowance won't cover the whole scope
- Committee member asked if there are any VE items to bring the budget down.

- Consigli explained that steel railings at entry (\$20K) have been deleted, and they will be actively looking for more VE items.
- **Adam moved that the AHSBC authorizes the execution of sub trade contracts for the Parmenter project up to the amount of \$2,663,149 with a goal of reducing that total to \$2,580,982. Further moved that the AHSBC authorizes transferring funds from the owner's contingency or other appropriate line item to cover costs beyond the current Parmenter budget. Mike Mason seconded the motion. The motion passed unanimously**
- Consigli explained that the Parmenter Construction start date will be pushed to the end of March 2020 and will be scheduled for completion at the end of August 2020.
- Committee member asked if there is any reason that the Monotony Preschool move will be delayed.
  - Consigli and Skanska assured that the move date will not be compromised.

Kate Loosian moved to adjourn. Sandy Pooler seconded.

Meeting adjourned at 7:05pm

Written by:

Victoria Clifford, Skanska Inc.,

Submitted by:

Karen Tassone

Recording Secretary

AHS Building Committee

Arlington High School Building Committee Meeting  
Tuesday, March 3, 2020  
AHS-School Committee Room-Sixth Floor  
6:00 pm

**Present:** Jeff Thielman, School Committee Representative, Chair  
Kathleen Bodie, Superintendent, Co-vice chair  
Adam Chapdelaine, Town Manager, Co-vice chair  
Kirsi Allison-Ampe, School Committee Representative  
Francis Callahan, Community Member Representative  
John Cole, Chair, Permanent Town Building Committee  
Tobey Jackson, Community Member Representative  
Matthew Janger, AHS Principal (absent)  
Ryan Katofsky, Community Member Representative  
Brett Lambert, PTBC Representative (absent)  
Kate Loosian, Community Member Representative  
Michael Mason APS Chief Financial Officer  
William McCarthy, AHS Assistant Principal  
Judson Pierce, Community Member (absent)  
Sandy Pooler, Deputy Town Manager  
Paul Raia, Disabilities Commission Representative (absent)  
Brian Rehrig, Capital Planning Committee Member (absent)  
Amy Speare, Community Member Representative  
Shannon Knuth, Teacher Representative (absent)  
Kent Werst, Teacher Representative

**Also present:** Doug Heim, Arlington Town Counsel  
Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska Inc.  
Lori Cowles, Arthur Duffy, Melissa Greene, Holly Miller,  
HMFH Architects, Inc.  
John LaMarre, Todd McCabe, Consigli Construction  
Phil McPhail, Jonathan Patch, McPhail Associates

**Call to order:** 6:00 pm

**Public Participation**

None

**Skanska Update**

- Geo-thermal Test Well Update

Jim Burrows reported on the geo-thermal testing and soil condition.

Phil McPhail, of McPhail Associates, stated that on February 24th drilling began on the northeastern corner and 160 feet into bedrock, they identified an odor named naphthalene, and the drilling was suspended. The next day the project team and the remedial trust were notified. Mass law prohibits any further action. The building committee must re-evaluate if the geo-thermal option is possible on this project.



Doug Heim, Town Counsel, gave a historical update on the site and the 2001<sup>TM</sup> approved agreement with the industrial parties on what remediation could be done on the site. There currently is an operating maintenance plan on the engineered barriers. The initial response action plan is to prevent further contamination.

The building committee has three options to consider:

1. Proceed with understanding that the condition is not known at this time.  
This option will disrupt schedule and may increase costs.
2. Alternate site for the wells - also contains risks - could find more contamination
3. Not pursue geo-thermal wells - means some design changes

Mr. Heim explained that the Industrial Parties are required to have an Immediate Response Action Plan within 60 days, but that they do not necessarily have to do the testing within those 60 days. The agreement also states that the Industrials Parties can report, access and recommend an action plan that is compliant with the law. It is unlikely that there will be any financial reimbursement.

The committee discussed options, timelines, alternate sites for geothermal wells, including looking at other sites on the property and if having fewer wells is an option.

Jeff Thielman stated that the project team is tasked with evaluating the three options that include costs, time and pros/cons. The Project Team noted that further study is needed and they do not have a timeframe on when they can report their results to the committee, and how this will affect the timeline. It is unlike that the geothermal wells and parking lot will be ready for September 1.

- **Parmenter Update**

Early bid package pre-qualification subcommittee

The committee will schedule a meeting on March 24th for the committee to approve early bid packages.

### **HMFH Update**

- **Design Progress**

Lori - recapped art classrooms -working with the visual arts department re: design and equipment.

Band room - chorus room- science - maker space - digital production lab - computer labs

Kitchen reviewed floor plans - Lowe auditorium

Dlab - updated design

Exterior - minor changes to the entry - removed patterned brick from the lower auditorium

Mass Ave elevation showing smaller tiers windows -

North entry removed the cornice - subcommittee chose no cornice

Explored extending the brick all the way up the stair tower -that includes a clock

Reviewed brick options/patterns - the Flemish bond pattern preferred by exterior subcommittee

Reviewed north and south elevations.

### **Consigli Update**

John LaMarre reported that they:

- Have applied for building permits
- Plan to mobilize at Parmenter mid-March
- Early bid package #2 March 13 costs are due internally and will present to the committee meeting on March 24th.
- Fence in the front of the building the 3rd or 4th week in March. -

### **Subcommittee Reports**

- Communications met on March 2  
Working on a communications plan for the geothermal well plan.  
Abutter notice to Parmenter will be sent out next week.  
Rodents - community voiced concerns about using poison for rodent control- Consigli has developed a plan to use a snack track method instead.
- Finance - continues to work on sub bid packages
- Interiors - none
- Landscape & Exteriors - the next meeting is scheduled for Wednesday, March 11, 2020.
- Memorials - Maker space teacher wants access to trees prior to them being cut down and will coordinate with Consigli.
- SMEFPF - met on February and discussed:  
Adding an Automation Consultant (such as Interval Data Systems <http://intdatsys.com/>) to provide pre-construction consulting, consulting oversight review during construction and HVAC system monitoring, analytics post-construction to help ensure specified system operation and peak energy performance. Post-construction data analytics would complement or replace the current Iconics system software.  
Building Facilities Manager position.  
A digester will be planned for in the AHS project, with utility connections provided. Purchasing of the digester will be via the town of Arlington outside of the AHS project budget.  
EV parking areas.  
Building temperature controls and automation platform.  
Extended commissioning services.
- Security - meeting scheduled for March 5, 2020
- Temp/Phasing -next meeting is scheduled for Thursday, March 5th at 2:30 pm.  
Working on transitioning the preschool into the main, guidance and nurses offices.

### **Approval of Minutes**

On a motion by Kathy Bodie seconded by Michael Mason it was:

Voted to approve the meeting minutes of December 3, 2019, December 18, 2019, January 21, 2020 and February 6, 2020.

### **New Business**

Tree hearing - a few attended expressed concern about trees being protected and the amount of canopy that we are losing on Mass Avenue and questioned if the same amount could be planted.

Frank Callahan asked if the team was looking into the MSBA collaborative purchasing for FF&E, Lori Cowles stated that they have been discussing it with their consultant.

On a motion by Ryan Katofsky seconded by Adam Chapdelaine it was:  
Voted to adjourn @ 8:35 p.m.

Submitted by:  
Karen Tassone  
Recording Secretary  
AHS Building Committee  
ktassone@arlington.k12.ma.us

Arlington High School Building Committee Meeting  
Tuesday, March 24, 2020  
Conducted by Remote Participation  
6:00 pm

Present via remote participation:

Jeff Thielman, School Committee Representative, Chair  
Kathleen Bodie, Superintendent, Co-vice chair  
Adam Chapdelaine, Town Manager, Co-vice chair  
Kirsi Allison-Ampe, School Committee Representative  
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Brian Rehrig, Capital Planning Committee Member  
Amy Speare, Community Member Representative  
Shannon Knuth, Teacher Representative  
Kent Werst, Teacher Representative  
Avery Spellmeyer, Student Representative

Present via remote:

Jim Burrows, Dale Caldwell, Victoria Clifford, Sy Nguyen, Skanska Inc.  
Lori Cowles, Arthur Duffy, Melissa Greene, Stephanie MacNeal, HMFH Architects, Inc.  
John LaMarre, Todd McCabe, Consigli Construction  
Jonathan Patch, Bill Burns, McPhail Associates

Call to order: 6:00 p.m.

Chair of the Committee, Jeff Thielman, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained how votes would be taken.

**HMFH Update**

.. Geothermal Test Well Update

Lori Cowles reviewed the memo sent to the Committee outlining 6 different options regarding the geothermal wells as tasked at the March 3 meeting to identify the risks, impacts and relative, approximate costs associated with the alternative scenarios.

Options 1/1a and 2/2a show the parameters involved with keeping the wells.

Option 3 keeps some wells.

Option 4 has no wells and a change in mechanical systems.

Option 1/1A

- Highest risk of contaminants
- Unknown future environmental impacts



- Increase to project costs (estimated \$1.85m - \$3.5m)
- Extended time for well install (5-16 months)
- Schedule impacts (TBD)
- Impacts to construction logistics
- No changes to mechanical

HMFH does not recommend Options 1 and 1A (risk level 5).

Frank Callahan stated that option 4 looks like it decreases project cost -Lori responded that it just shows the cost of wells and does not factor in the other sustainability options that the committee may decide on. Arthur Duffy confirmed that it does contain some soft costs.

#### Option 2

- Northeast corner softball field mid-level contaminants
- Unknown future environmental impacts
- Potential increase to project cost (estimated at \$925K to \$1.750m)
- Piping route challenges (added cost TBD)
- Increase energy use due to route length
- Impacts to school parking capacity (TBD \$)
- No changes to mechanical design

HMFH does not recommend Option 2 (risk level 2).

Questions from the committee:

Where are the increased costs coming from? Lori responded that additional protocols and procedures will add costs. Are there any other anticipated ramifications that might have a ripple effect of the site? Lori does not believe so and Bill Burns (McPhail Associates) responded that it is unlikely.

Option 2A looked into splitting up where wells would be located

- High risk of contaminants
- Unknown future environmental impacts
- Increase to project costs (estimated at \$925k to \$1.75m)
- Impacts to construction logistics
- Schedule impacts (TBD)
- Impact to school parking logistics (TBD\$)
- Revisions to mechanical design (est \$20k)

HMFH does not recommend Option 2A (risk level 4).

#### Option 3

- Reduces wells to 35 serving less of the building with geothermal -
- Lower-level risk of contaminants
- Unknown future environmental impacts
- Potential increase to project costs (460,000 to 875,000)
- Humanities wing the only served by geo wells
- Impacts to school parking logistics (TBD \$)
- Revisions to mechanical design (estimated 60,000)
- Schedule impacts (TBD)

Responding to questions on schedule impacts, HMFH stated that they would need 3-4 weeks to do the testing and another 4 weeks to find the results of the test wells. Jonathan Patch (McPhail) answered questions on the cost of a test well, that it costs \$130k for 2 test wells and that 900 ft. wells have not been costed out but probably 150k for test well. When asked, Ryan Katofsky stated that he would not like the two classroom wings to have different energy sources but has not given up on the geothermal wells.

HMFH does not recommend Option 3 (risk level 1)

#### Option 4

- No risk contaminants
- No future environmental impacts
- Decrease to project costs ( estimated 5,000,000)
- No geo wells but retains all-electric design
- Revisions to mechanical design ( estimated 110,000)
- Schedule impacts (TBD) 4-8 weeks

Jim Burrows stated that they are asking the Committee to take a vote on their preferred option.

On a motion by John Cole seconded by Kate Loosian and amended by Ryan Katofsky it was:

Voted to direct the design team to pursue option four, which is an all-electric building without geothermal wells, with the understanding that the team will design an energy efficient building and that the Arlington High School Building Committee will allocate some of the savings into additional energy efficiencies, including an increase in energy storage, more solar panels and capacity, and other options designed to ensure maximum energy efficiency in the new Arlington High School. Motion carries

Roll Call: In the affirmative: Jeff Thielman, Kathleen Bodie, Adam Chapdelaine, Kirsi Allison-Ampe, Francis Callahan, John Cole, Matthew Janger, Ryan Katofsky, Brett Lambert, Kate Loosian, Michael Mason, William McCarthy, Sandy Pooler Brian Rehrig, Amy Speare.

On a motion by Kirsi Allison-Ampe seconded by Adam Chapdelaine it was

Voted to direct the design team to come back on April 7th with a list for additional uses of potential cost savings, specifically re adding back items made alternates or deleted earlier because of costs.

Motion carries: 7-5-2.

Roll Call: In the affirmative: Jeff Thielman, Kathleen Bodie, Kirsi Allison-Ampe, Francis Callahan, Michael Mason, Sandy Pooler, Amy Speare.

Opposed: John Cole, Ryan Katofsky, Brett Lambert, Kate Loosian, and Brian Rehrig.

Abstained: Matthew Janger, Bill McCarthy.

The committee asked the project team how the decision made tonight will affect the project and should we consider pausing the estimating process? HMFH responded that we should not at this point.

#### **Skanska**

Early Bid Package Approval - John LaMarre reported:

- ◆ The site was mobilized on 03/16/20
- ◆ Site staging area (fencing) is completed
- ◆ Abatement and MEP trade make safe is underway
- ◆ Exterior emergency egress stair cases are installed and completed for the occupied school
- ◆ Electrical subcontractor has stopped work due to COVID-19. This is impacting the schedule.

Amy Speare questioned if it is business as usual with considering the effects of COVID 19?

Adam Chapdelaine responded that construction is a regional topic with Boston Cambridge and Somerville halting public construction. Smaller construction jobs are lower risk as projects are larger it becomes more complex, he stated that we are in constant communication with Consigli with their plans, his general sense is that the Baker administration is not going to put a halt on construction. That may change, we will be monitoring it as it progresses.

### **Consigli Update**

Todd McCabe reported that they are working with onsite staff daily and retraining staff to practice social distancing. Construction is moving forward as we do not have any state wide or town construction restrictions. He continued that this is uncharted territory for everyone and many issues (restrictions, cancelations, etc.) are changing rapidly.

The plan as we move forward with construction at Parmenter includes the following steps:

1) Separation (Workers, Neighbors, Staff, etc): our plan of keeping people safe around the job site has not changed from our original Logistics Plan. Some additional clarifications include:

A. Workers will not park at or adjacent to the job site other than a “support/utility truck” that may be required to do work.

B. Workers will be within the job site (with in the fence). It should be noted that the fence will be opened at times to allow for the following:

1. material deliveries
2. dumpster/demo debris removal
3. fencing moves/adjustments
4. typical arrival and departure times

C. Temporary lunch areas will be set up to keep workers on site as much as possible so as to not have multiple trips to their vehicles.

D. Temp toilets have been eliminated. We will use existing operational bathrooms within the building. This will minimize travels out of the building and also reduce truck services to the site. The bathrooms will be cleaned daily.

2) Worker levels are low as work is just commencing (10 -15 onsite). We will continue to monitor this as we move forward. We are not planning on limiting onsite site personnel.

3) We have increased the number of hand washing stations on the jobsites and have provided a supply of hand sanitizer to our superintendents.

### **New Business**

On a motion by Adam Chapdelaine seconded by Brian Rehrig it was:  
Voted to adjourn the meeting 8:45 Roll Call

Karen Tassone  
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